

January 16, 2026

PIETROS OF ROSCOE LLC
Matt Yaunke
5724 Elevator Rd
Roscoe IL 61073

Dear. Mr. Yaunke

Enclosed please find a copy of the signed waiver. Below is a summary of the agreement.

1. Temporary Waiver Period: The waiver would be valid from December 16, 2025, through August 1, 2026. The site must be fully improved and compliant by the expiration date.

2. Lot Combination: The owner must complete a combination of the primary parcel and the gravel parking parcel and provide documentation of the recorded lot combination no later than February 1, 2026.

3. Interim Surface Improvements: Additional gravel must be installed as needed to stabilize the parking area. The lot must be maintained in a safe and orderly condition throughout the waiver period, and adjacent roadways must be kept free of sediment.

4. Engineering Submittal Deadline: By April 1, 2026, the property owner must submit complete civil engineering plans, an erosion and sediment control plan, a stormwater management report, and an overall project schedule. All review fees incurred by the Village and its consultants will be the responsibility of the property owner.

5. Construction Timeline: Construction consistent with approved plans must begin within 30 days of site plan approval. All parking, loading areas, and access drives must be fully paved by August 1, 2026.

6. Enforcement: Failure to meet any conditions or deadlines will result in revocation of the waiver and may trigger enforcement actions under applicable municipal code provisions.

If you have any questions, feel free to contact us.

Regards,
Village of Roscoe Planning Department